

Gaumont, Leon

From: Gaumont, Leon
Sent: Wednesday, February 13, 2019 1:10 PM
To: Houston, Chris; HARVEY BOSHART
Cc: Field, John F.; Aiu, Imaikalani
Subject: buchman 40b project

Chris & Harvey,

Some quick notes for our brief meeting this am with Buchman. I have copied John & Imai on this email to add any thoughts/comments that they may wish to add.

Buchman was joined by two individuals from Hanover (the proposed developer) and another town resident (Thad?) who has an investment background. They have been meeting with various town boards and departments and appears to be wrapping up their discussions in the next few weeks. They claim to want to have a LIP with the Town but seemed prepared to go a different route if need be. Representatives from Hanover (David Hall & Steve Dazzo) note they are seeking 250-260 units on the site. Buchman has achieved ownership of the property and intends to continue to own moving forward. Hanover is currently working out the final plans for a similar project in Wellesley of more than 500+ units. The project is projected to be 4-5 stories which are all rental. About 10% of the units would be three bedrooms and they feel the units will go quickly.

They recognize that the Town can outright reject any development of 200 units. They seem to think the town will want to do as many as possible. They promoting the location of the project as one of the key selling points (a south side project) and made great claims that their abutters (for the most part) are supportive of the project and/or so far off the road or from neighboring properties that the project would be invisible to the community. There is also a limited number of abutters.

They are doing their homework on their competition and have every intention of being in before 751 BPR.

Due to the size of the project they feel they will be able to mitigate any issues which come up.

They asked me for time to come in to meet the Selectmen. I told them that after town meeting would be best and tentatively gave them the date of March 26th.

They don't have any real plans at this point but they left for me two basic footprint plans as well as a book showing examples of their work if you wish to see it.

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Gaumond, Leon

From: Gaumond, Leon
Sent: Friday, February 15, 2019 11:30 AM
To: Houston, Chris; HARVEY BOSHART
Cc: Field, John F.; Aiu, Imaikalani
Subject: 40b meeting with the Seminary

On 2-14-19 Imai, John and I met with Kevin Phelan, John Corcoran, Brian Levey and Fr. Kiely at the seminary to discuss ANOTHER 40b project on their property off of South Ave. I have copied John & Imai on this email to add any thoughts/comments that they may wish to add.

They are clearly aware of the other projects underway in Weston and feels their project is in an appropriate location and appropriately sized. They are about to undergo an RFP process to find a developer to work with them. They are looking to use a ground lease on the property to help support the mission of the seminary.

They say they have a good relationship with the town and wish to work with the town for a friendly 40b. This is very important to them.

They are looking for roughly 150 units of (possibly) age 55+ housing. They will need a waste water treatment plant on site. BTW they are also seeking a Winter Street entrance to the complex (arguably better than a South Ave entrance?).

They asked us for advice on preparing their rfp. We were reluctant to provide them any such comment since it would probably be inappropriate to do so. We did mention they needed to be careful about the 55+ requirement given that there are some hurdles getting those units to count towards our SHI #'s.

We expect them to be looking at May to come forward after their rfp process is concluded.

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